

City of Pomona  
Notice of Availability  
Rio Rancho III Residential Project Draft Environmental Impact Report

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**Project Title:** Rio Rancho III Residential

**Project Location - City:** Pomona

**Project Location - County:** Los Angeles

**Project Location - Specific:** The Project site is located in the southwesterly portion of the City of Pomona, in eastern Los Angeles County. The Project site is located at the southwesterly corner of West Lexington Avenue and South White Avenue in the City of Pomona.

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**Project Description:** Primary uses proposed by the Project include: 110 Single-Family Dwelling Units and supporting facilities on a site totaling +/-11.58 acres; on-site parking totaling 360 spaces comprising 220 garage spaces (one 2-car garage/dwelling unit), 86 driveway spaces, and 54 guest parking spaces; and site amenities including two private recreation areas and dog park. Draft Environmental Impact Report (DEIR) Section 3.0, *Project Description*, presents a complete detailed description of the Project.

**Significant Effects Discussed in the DEIR:** The DEIR analysis concludes that the Project would result in the following significant and unavoidable impacts:

**Significant Intersection/Roadway Segment/Turn Lane Impacts**

Under one or more of the Project Traffic Impact Analysis (TIA) scenarios, (Existing Conditions, Opening Year Conditions, or Horizon Year Conditions), Project contributions to traffic impacts at the following TIA Study Area (Study Area) facilities/locations would be cumulatively considerable, and impacts would be cumulatively significant and unavoidable:

- SR-71 Northbound (NB) Ramps / Rio Rancho Road Intersection (Study Area Intersection No. 3);
- Rancho Valley Drive/Auto Center Drive/Rio Rancho Road Intersection (Study Area Intersection No. 7);
- Roadway Segment of Rio Rancho Road from Rancho Valley Drive to SR-71 NB (Study Area Roadway Segment No. 4); and
- Westbound (WB) Left Turn Lanes at SR-71 SB Ramps at Rio Rancho Road (WB Turn Lanes at Study Area Intersection No. 2).

**Significant Congestion Management Plan (CMP) Facilities Impacts**

The SR-71 NB Ramps / Rio Rancho Road intersection and the WB left turn lanes at SR-71 SB Ramps at Rio Rancho Road are Congestion Management Program (CMP) facilities. Impacts to these CMP facilities are coincident with impacts to other Study Area facilities. Consistent with other analyses presented herein, Project contributions to traffic impacts at the affected CMP facilities would be cumulatively considerable, and traffic impacts would be cumulatively significant and unavoidable.

All other potential environmental effects of the Project are determined to be less-than-significant as substantiated within this EIR and accompanying Initial Study, or are reduced below levels of significance with application of mitigation measures identified herein. A summary of all Project impacts and proposed mitigation measures is presented at EIR Section 1.12, *Summary of Impacts and Mitigation Measures*.

**Lead Agency:** City of Pomona  
**Contact Person:** Jeff Hamilton, Planning Consultant

**Dept.:** Community Development / Planning Div.  
**Area Code/Phone:** (909) 620-2191

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**Addresses where a copy of the Draft Environmental Impact Report is available:**

**Pomona City Hall**

505 S. Garey Avenue  
Pomona, CA 91766  
Phone: (909) 620-2191  
Monday - Thursday: 7:30 a.m. – 6:00 p.m.

**Pomona City Library**

505 S. Garey Avenue  
Pomona, CA 91766  
Phone: (909) 620-2043  
Monday - Wednesday: 12 p.m. – 7 p.m.; Saturday 12 p.m. – 5 p.m.

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**Public Review Period:** The DEIR was initially circulated for a 45-day review period: November 20, 2017 through January 4, 2018. **The City of Pomona has extended the initial review period for an additional 14 days.** The amended close of comments date is **January 18, 2018**. Due to the time limits mandated by State Law, your comments must be received at the earliest date possible, but in no case later than **January 18, 2018**. Please send your comments to Jeff Hamilton, Planning Consultant, City of Pomona, 505 S. Garey Avenue, Pomona, CA 91766.

**Hazardous Materials Statement:** The Project site is not included on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

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**Signature Date:** December 21, 2017

  
\_\_\_\_\_ **for Jeff Hamilton**  
**Jeff Hamilton, Planning Consultant**

**Eva M. Buice, MMC**  
**City Clerk, City of Pomona**

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